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7 **UNITED STATES BANKRUPTCY COURT**
8 **FOR THE DISTRICT OF NEVADA**

9 In re:
10 HORIZON RIDGE MEDICAL & CORPORATE
11 CENTER, L.L.C.,
12 Debtor.

Case No.: BK-S-12-13906-LBR
Chapter 11

13 **DECLARATION OF DR. RICK ABELSON IN SUPPORT OF THE MOTION TO**
14 **AMEND OR VACATE ORDERS AND TO REOPEN EVIDENCE PURSUANT TO**
FED. R. BANKR. P. 9023 AND 9024

15 I, Rick Abelson, hereby declare as follows:

16 1. I am over the age of 18 and am mentally competent. I have personal knowledge
17 of the facts in this matter and if called upon to testify, could and would do so. I make this
18 declaration in support of the *Motion to Amend or Vacate Orders and Reopen Evidence Pursuant*
19 *to Fed. R. Bankr. P. 9023 and 9024* (the “Motion”).¹

20 2. I am Debtor’s manager and designated representative. Except as otherwise
21 indicated, all of the facts set forth in this Declaration are based upon my personal knowledge of
22 Debtor’s operations and finances, information learned from my review of relevant documents
23 and information supplied to me by other members of Debtor’s management and Debtor’s
24 business and legal advisors. If called upon to testify as to the content of this Declaration, I could
25 and would do so.

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28 ¹ All capitalized, undefined terms shall have the meanings ascribed to them in the Motion.

1 3. On December 21, 2013, United HealthCare Services, Inc. (“United HealthCare”)
 2 executed a lease for Suite 105 for a 5-year term, with two 3-year options to extend (the “United
 3 Lease”). A true and correct copy of the United Lease has been filed under seal as **Exhibit “1.”**

4 4. Not only is the United Lease an important lease as Suite 105 is the largest suite,
 5 being 3,278 rentable square feet, United HealthCare is a very strong tenant, being one of the
 6 largest national health care companies, and undeniably having the financial wherewithal to meet
 7 its lease obligations over the 5-year term. Having United HealthCare’s doctors at the Medical
 8 Center will also continue to elevate the status of the Medical Center, both encouraging the
 9 retention of current tenants at higher lease rates upon renewal and attracting new tenants.

10 5. On December 4, 2013, Debtor also executed a new lease with Kato Las Vegas
 11 Inc. dba Salon Fontana (“Salon Fontana”) for Suite 102 for a 5-year lease commencing on
 12 February 1, 2014 with one 3-year option to extend (the “Salon Lease”). A true and correct copy
 13 of the Salon Lease has been filed under seal herewith as **Exhibit “2.”**

14 6. Salon Triage, whose lease was set to terminate in April 2014, is affiliated with
 15 Salon Fontana. Salon Fontana has decided to move its operations from the Green Valley Sports
 16 Club to the Medical Center and has executed the Salon Lease for a 5-year term. Thus, there will
 17 be no period of vacancy for Suite 102 and, as the Salon Lease is also guaranteed by three
 18 separate people, there is ensured performance under the Salon Lease for the full term of the
 19 lease.

20 7. The following chart sets forth Debtor’s tenants as of the Confirmation Hearing,
 21 the approximate length of their tenancy as of the Confirmation Hearing, the current lease
 22 expirations, and Debtor’s tenants as of the filing of this Declaration.

<i>Suite No.</i>	<i>Sq. Ft.</i>	<i>Tenants as of the Conf. Hearing</i>	<i>Approximate Length of Tenancy as of the Confirmation Hearing</i>	<i>Tenants as of the Filing of the Motion</i>
100	2,815	VIP Medical Clinic & Wellness (Dr. Lee)	12 years (Current lease expiration is 4/30/15)	VIP Medical Clinic & Wellness (Dr. Lee)
101	2,448	VIP Medical Clinic & Wellness (Dr. Lee)	12 years (Current lease expiration is 4/30/15)	VIP Medical Clinic & Wellness (Dr. Lee)
102	1,295	Salon Triage	7 years	Salon Fontana (5-year lease through 1/31/19 with 1 3-year option to extend)
103	2,964	Madame et Monsieur	6 years (Current lease expiration is 10/31/15)	Madame et Monsieur

1	104	1,294	Jaget, Ltd. (Chiropractic Group)	2 years (3-year lease with 1 3-year extension, current lease expiration is 12/31/14)	Jaget, Ltd. (Chiropractic Group)
2	105	3,278	Vacant		United HealthCare Services (5-year lease with 2 3-year options to extend)
3	200	2,500	Dr. Srinivas Vuthoori	12 years (Current lease expiration is 7/31/14)	Dr. Srinivas Vuthoori
4	201	522	Common Lobby for Suites		Common Lobby for Suites
5	201A	161	Dr. Nancy Sylvanie, Inc.	Month-to-month since 2013; ² tenant for 7 years	Dr. Nancy Sylvanie, Inc.
6	201B	158	Conference Room	N/A	Conference Room
7	201C, D, & E	752	Nathco Services, Inc. (Medical Equipment Provider)	Month-to-month since 2007; tenant for 11 years	Nathco Services, Inc. (Medical Equipment Provider)
8	201F	265	Key Search International	Month-to-month since 2004; tenant for 10 years	Key Search International
9	201G	253	Leasing and Management Office	N/A	Leasing and Management Office
10	201H	178	XIM Technologies, Inc. (Related to Nathco Services, Inc.)	Executed 7/13 - 1-year term (Current lease expiration is 7/31/14)	XIM Technologies, Inc. (Related to Nathco Services, Inc.)
11	202	2,003	Anthem Periodontics	11 years (Current lease expiration is 4/30/17)	Anthem Periodontics
12	203	2,415	Upper V. Capital Inc. (Liposuction Group)	2 years (3-year lease with 1 3-year option to extend, current lease expiration is 2/28/14) ³	Upper V. Capital Inc. (Liposuction Group)
13	204	665	Deblanc Music	2 years (current lease expiration is 1/31/14) ⁴	Deblanc Music
14	205	2,300	R2H Engineering	Executed 9/13 - 5-year term (1 3-year option to extend, current lease expiration is 9/30/18)	R2H Engineering
15	206	1,294	Vacant		Vacant ⁵
16	% Tenancy		83% (incl. conference room and common areas as leased space) 81% (excl. conference rooms and common areas as leased space)		95% (incl. conference room and common areas as leased space) 93% (excl. conference rooms and common areas as leased space)

I declare under penalty of perjury of the laws of the United States that these facts are true

² Tenant is currently month-to-month due to the pending Chapter 11 proceedings. The tenant will renew her lease if Debtor maintains ownership of the Medical Center.

³ Debtor and tenant are in negotiations regarding the 3-year extension of the current lease. These negotiations will be finalized prior to expiration of the current lease.

⁴ Debtor does not intend to renew this lease due to noise complaints by other tenants. Several doctors have already expressed interest in leasing Suite 204 and it is anticipated that it will be released within 60 days.

⁵ In December 2013, two medical groups expressed interest in leasing Suite 206 and discussions remain on-going with these potential tenants.

1 to the best of my knowledge and belief.

2 DATED this 3rd day of January, 2014.

3 /s/ Rick Abelson
4 Rick Abelson
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